



Address: [7604 RAMBLER LN](#)
City: NORTH RICHLAND HILLS
Georeference: 44276-D-2
Subdivision: URBAN TRAIL ADDITION
Neighborhood Code: A3B010J

Latitude: 32.8609202898
Longitude: -97.2171314991
TAD Map: 2084-432
MAPSCO: TAR-038W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: URBAN TRAIL ADDITION Block
D Lot 2 PLAT D220059844 PH 2

Jurisdictions:

CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800054155

Site Name: URBAN TRAIL ADDITION D 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,596

Percent Complete: 100%

Land Sqft^{*}: 1,763

Land Acres^{*}: 0.0405

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

STOYANOFF JULIE ANN

Primary Owner Address:

7604 RAMBLER LN
NORTH RICHLAND HILLS, TX 76182

Deed Date: 3/21/2023

Deed Volume:

Deed Page:

Instrument: [D223046528](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CADENCE HOMES - URBAN TRAILS LLC	12/29/2021	D222003748		

VALUES



This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$283,966	\$70,000	\$353,966	\$353,966
2024	\$283,966	\$70,000	\$353,966	\$353,966
2023	\$287,070	\$70,000	\$357,070	\$357,070
2022	\$0	\$56,000	\$56,000	\$56,000
2021	\$0	\$40,000	\$40,000	\$40,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.